

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Monday, December 1, 2014, @ 6:30 p.m.**
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-S
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 13-12 (1333 M Street SE, LLC – First-Stage PUD & Related Map Amendment at Square 1025-E, Lot 82, Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299 and Consolidated PUD Approval for Phase I of Proposed Development)

THIS CASE IS OF INTEREST TO ANC 6B

On October 30, 2013, the Office of Zoning received an application from 1333 M Street SE, LLC ("Applicant"). The Applicant is requesting approval of a first-stage planned unit development ("PUD") and related zoning map amendment from the M Zone District to the C-3-C Zone District for Square 1025-E, Lot 82, Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299 ("Subject Property"). The Applicant is also requesting approval of a Consolidated PUD for Phase I of the proposed development.

The Office of Planning provided a report on February 28, 2014. At its public meeting on March 10, 2014, the Zoning Commission voted to set the application down for a public hearing. The Applicant provided its prehearing statement on August 14, 2014.

The Subject Property has a total land area of approximately 2.9 acres. It is a triangular shaped parcel located on the south side of M Street, bordered by the unimproved right of way for Virginia Avenue, S.E. and the right of way for Water Street, S.E. The PUD will be developed in four phases on three lots with approximately 673 residential units and approximately 10,370 square feet of retail uses. The overall FAR for the PUD will be 4.14 where an FAR of 8.0 is permitted and the overall lot occupancy for the project will be 45% where 100% is permitted. Phase I of the PUD consists of a ten-story residential tower containing approximately 181,911 square feet, generating approximately 218 dwelling units, an underground parking garage with approximately 67 spaces and approximately 44 surface parking spaces.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3106.2.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.